

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN / FEDERAL FLOOD RISK MANAGEMENT STANDARD DESIGNATED FLOODPLAIN

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the California Department of Housing and Community Development (HCD; Responsible Entity) has conducted an evaluation as required by Executive Order 11988 in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management. The activity is funded under the National Housing Trust Fund and HOME American Rescue Plan, in addition to other funding sources. The Kuh-La-Napo Community Housing Project consists of the development of 24 single family homes and community amenities for members of the Big Vally Band of Pomo Indians (Cooperating Agency, Tribe) on the southwestern portion of the Tribe's Reservation. The Kuh-La-Napo Project would be developed on approximately 7.8 acres of a 20-acre parcel located at 770 Soda Bay Road in unincorporated Lake County, approximately one mile southeast of the City of Lakeport.

The project site is located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) and the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using a freeboard value approach. The floodplain extends across much of the Reservation, adjacent unincorporated portions of Lake County, and parts of the City of Lakeport. Most of this floodplain is developed primarily with agricultural and residential development. Sloughs and low-lying lands near Clear Lake within this floodplain are undeveloped and maintain habitat and floodwater storage functions. Construction of the proposed facility would require site preparation, grading activities, and utility connections in the 100-year/FFRMS floodplain potentially affecting up to 7.8 acres. Homes are proposed to be constructed at least 2 feet about the base flood elevation.

HCD has considered the following factors, alternatives, and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: (i) the project must be located on the Tribe's trust lands in order for the Tribe to exercise land use authority over the project and to ensure access by Tribal members (the proposed service population); the project must be located in proximity to existing utilities to be economically feasible (ii) alternatives considered and reasons for non-selection: Alternative Sites Outside of the Floodplain is impracticable as the majority of the Reservation is located within the floodplain; Alternative Actions that Serve the Same Purpose is impractical as the Tribe does not have existing homes that are available and could serve the same intended purpose and need; No Action Alternative is impracticable because the project would not be constructed, and the purpose and need to provide single family homes would not be fulfilled (iii) project components and mitigation measures to be taken to minimize the potential adverse impacts to lives, property and natural values within the floodplain: the project has been designed to be constructed at least two feet above the base flood elevation; the Tribe would maintain flood insurance for the proposed buildings; stormwater would be managed by onsite bioretention facilities and/or connection to the Tribe's existing stormwater system. The following project design elements and mitigation measures are proposed to minimize the potential adverse impacts to lives, property, and natural values within the floodplain: project design includes that homes would be constructed at least 100 feet from Thompson Creek and approximately two feet above the base flood elevation, and thus would minimize risks to life and property, stormwater would be managed by on-site bioretention facilities and/or connection to the Tribe's existing stormwater system along Osprey Court and/or Yellowhammer Road; mitigation includes construction best management practices to minimize the potential for water quality impacts during construction

HCD has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with Executive Order 11988 are available for public inspection, review, and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. Requests should be directed to Kirsten Larsen at 916-776-7745 or via email to NEPAComments@hcd.ca.gov.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by HCD by October 3, 2025. Any individual, group, or agency may submit written comments to Janice L. Waddell, Assistant Deputy Director, HCD, 651 Bannon St. Sacramento, CA 95811 or to NEPAComments@hcd.ca.gov. For additional information please contact Kirsten Larsen at 916-776-7745. A full description of the project can be reviewed from Monday to Friday, 9 AM to 4:30 PM, at the address listed above. An appointment and 24 hours notice is required.

September 26, 2025